

Land Auction

136 Acres - Clay Co. Section 10 - Riverton Township



Tuesday - March 29, 2011 - 10:00 am
Hap Ketelsen Community Center, Everly, Iowa

Location: just west of Spencer adjoining the Technical Park area.

Legal: part of the Southwest Quarter (SW1/4) of Section Ten (10), Township Ninety-six (96), Range Thirty-seven (37) West of the 5th PM Clay Co., Iowa. Complete legal to be taken from abstract. Contains 136 acres more or less.

Land Description: A rectangular tract of nearly level to level all tillable farmland. The Ketelsen farm is bordered on the west by gravel road 190th Ave., bordered part way on the north by railroad right of way and bordered on the east by Spencer Technical Park.

FSA Information:	
Cropland acres	136.5
Corn Base acres	34.1
Corn Direct / CC Yield	109 / 127
Soybean Base acres	102.4
Soybean Direct / CC Yield	35 / 42

RE Taxes: \$ 2260.00 annually

Soils: Wadena and Cylinder **Ave CSR 55.1**

Possession: Subject to lease for 2011 with
2011 cash rent going to the buyer

Terms: 10 percent down sale day. Balance
due at close on or before May 4, 2011

Brokers Note: The Acre Co. is pleased to be offering the Ketelsen farm at auction. Land buyers, here is a great opportunity to purchase an attractive all tillable farm with a prime location adjacent to the new west Spencer Technical Park. The Ketelsen farm is close to several main county blacktops plus railroad right of way. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day!



**Lisa VerMeer, Lori VerMeer, Kim Zenor, Anthony Ketelsen
and Coltan Ketelsen, owners**

Broker / Auctioneer: Jon Hjelm / The ACRE Co., Spencer, Iowa 712-262-3529
Chuck Sikora 712-260-2788

The ACRE Co., Spencer, IA 712-262-3529 theacresco.com

**** Realtors Land Institute member ****

This sale is subject only to the approval of the Seller the day of the auction. The Owner reserves the right to reject any and all bids. Any Announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The Acre Co.